

VOLUNTARY AGREEMENT

Made this 24th of April, 1994, by and between

Rosewood Regency Co., Inc. t/a Bua Restaurant and Bar
1635 P Street, N.W.
("Applicant")

AND

DUPONT CIRCLE ADVISORY NEIGHBORHOOD COMMISSION 2B
1347 Connecticut Ave., N.W. Suite 2
Washington, DC 20036
("Protestant")

WHEREAS, Applicant's application for renewal of a Retailer's Class "CR" License (App. No. 28136) is pending before the District of Columbia Alcoholic Beverage Control Board ("Board"); and

WHEREAS, the premises 1635 P Street, N.W. are within the jurisdictional boundaries of Protestant Dupont Circle Advisory Neighborhood Commission 2B (ANC 2B); and

WHEREAS, Dupont Circle ANC 2B is recognized by the Board as a protestant in said case; and

WHEREAS, Applicant and Protestant mutually desire to resolve said protest;

NOW THEREFORE, in consideration of the mutual covenants and promises set forth below, and subject to the approval of this Agreement by the Board, the parties agree as follows:

1) From the date of adoption of this agreement by the Board and throughout the term thereof, Applicant will contract with a pest control company to eliminate rodents from the premises, and will periodically bait the alley to eliminate rodent harborage. To complement these efforts, applicant will provide for trash pickup six days a week, after 7 a.m. and before 7 p.m. Applicant will dispose of all trash or garbage in Dept. of Public Works-approved containers that are kept closed and sealed at all times. Applicant will ensure the area immediately around its outside trash containers are clean and free of debris and trash. Applicant will make its best efforts to keep the area in front of its premises clean and free of trash and debris, as required by D.C. law.

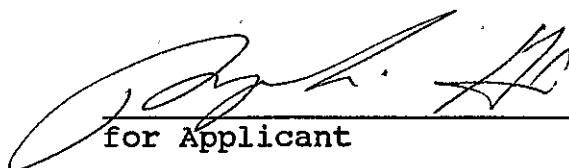
In consideration of, and reliance upon, the foregoing

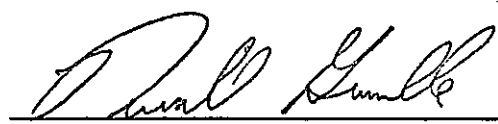
commitments, and with the understanding that the stated conditions will be made part of Applicant's license, Protestant hereby agrees to withdraw its protest to the Applicant's App. Number 28136 and support reissuance of the license.

The Applicant acknowledges that any failure to adhere to the foregoing commitments will constitute grounds for Protestant to petition the Board for revocation of Applicant's ABC license following a Show Cause Hearing pursuant to 23 DCMR 1513.5. or for Protestant to petition the Board to impose any applicable fines for violation of this Agreement, in order to gain Applicant's compliance with this Agreement. Protestant agrees to notify Applicant in writing of any alleged violation of this Agreement and shall afford Applicant fourteen (14) calendar days to correct, or to begin to correct, the violation, prior to notifying the Board.

7) This Agreement shall not preclude Protestant from exercising any other rights under the ABC statute or regulations, nor from challenging Applicant's compliance with any other District of Columbia laws or regulations not covered in this Agreement.

IN WITNESS WHEREOF, the parties have affixed hereunto their signatures:


for Applicant


for Protestant
Dupont Circle ANC 2B

SLIPPRONGCHAI HIA
Print Name

RUSSELL GAMBLE
Print Name

4/29/94
Date

4/25/94
Date